

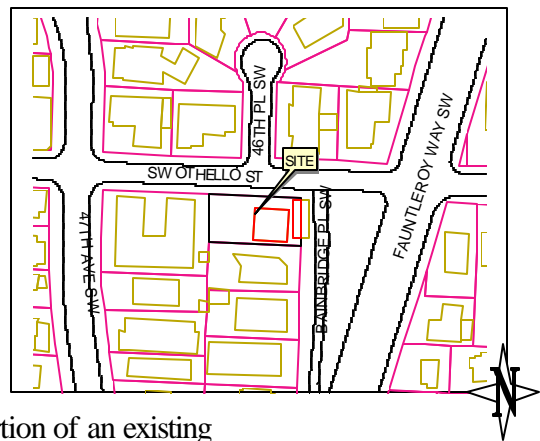


City of Seattle

Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3005868  
**Contact Person:** R.G. Satterwhite  
**Address of Proposal:** 7303 Bainbridge PL SW



**SUMMARY OF PROPOSED ACTION**

Land Use Application to change the use of a 737 sq. ft. portion of an existing building from retail sales and service to customer service office. The existing single family residence will remain and there is no change in parking.

The following approval is required:

**Administrative Conditional Use** to allow conversion of one nonconforming use (general retail sales and service) to another (customer service office) in a Lowrise 1 (L-1) zone. (SMC 23.42.110)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,  
or involving another agency with jurisdiction.

**BACKGROUND DATA**

Site Description

The subject site is a corner lot with an approximate lot area of 5,350 square feet. The site gradually slopes down from east to west and is located in a Lowrise 1 Zone (L-1). The site has street frontage off of SW Othello Street to the north and Bainbridge Place SW to the east. The current structure contains a single-family use towards the westerly portion of the structure and a commercial use is located towards the easterly portion of the structure. A part of the commercial portion of the structure is located in Bainbridge Place SW Right-of-Way.

#### Surrounding Area Description

The surrounding properties are zoned Lowrise 1 (L-1) and developed primarily with a mix of multi-family structures.

#### Proposal

Land Use Application to change the use of a 737 sq. ft. portion of an existing building from retail sales and service to customer service office. The existing single family residence will remain and there is no change in parking. The applicant has provided the following information regarding the proposed operation of the business. Hours of operation are anticipated to be between 7:30 a.m. and 5:30 p.m. and 7:00 p.m. to 9:00 p.m. The applicant estimates that there will be no more than three employees (two of which live on-site) and 1-6 clients present at any given time on an appointment basis. There is parking located off-site on Bainbridge Place SW.

#### Public Comments

The application was deemed to be complete on September 27, 2006 and notice of application was sent on November 16, 2006. The 14 day public comment period ended on November 29, 2006. No public comments were received through the public notice process.

#### **ANALYSIS - ADMINISTRATIVE CONDITIONAL USE**

Standards for converting from one nonconforming use to another are found in section SMC 23.42.110 of the Seattle Land Use and Zoning Code. Specific criteria applicable to this application can be found in Subsection B. The proposed new use must be no more detrimental to properties in the zone or vicinity than the existing use. This determination shall be based on the following criteria:

1. *The zones in which both the existing use and the proposed new use are allowed;*

General Retail Sales and Customer Service Offices are both permitted in all commercial zones (from residential zones with a Residential Commercial designation to Commercial 2). They are both permitted in all industrial zones as well as downtown. The uses are not regulated differently in any of these zones except for parking which will be discussed below therefore, it seems reasonable to assume that the change of use should be approved based on a comparison of the zones in which both uses are allowed.

2. *The number of employees and clients associated or expected with the proposed use;*

Two of the employees will be living in the residential unit and working out of the commercial space. A total of three employees will be working out of the commercial space and that one to six clients will be at the site at any given time on an appointment basis. The previous deli/cafe typically had four people on shift at one time. The client number would have been considerably higher because customers would have come and gone throughout the day. Based on the reduction in employees and clients, it is reasonable to assume impacts associated with these criteria will not be substantial enough to require further mitigation.

3. *The relative parking, traffic, light, glare, noise, odor and similar impacts of the two uses and how these impacts could be mitigated.*

Section 23.54.015 of the Seattle Land Use and Zoning Code states that no parking is required for ground floor businesses in multifamily zones. There is off-site parking located on Bainbridge Place SW.

It is anticipated the proposed customer service office will have less of an impact than the previous deli/cafe. The previous deli/café use generated more traffic, light and noise due to more employees, customers and delivery trucks. The applicants have indicated the proposed use will have fewer employees, customers and delivery trucks which will reduce the traffic, light and noise impacts. The kitchen area and outside food refuse area associated with the previous use created a moderate level of odor in the surrounding area. The proposed use will not have a kitchen or an outside food refuse area, thereby reducing odor. The deli/café is generally a more intensive commercial use because of the need for high visibility (three illuminated signs for the café will be removed) and customer walk-in. The customer service office will operate on an appointment basis for its clientele and a non-illuminated sign complying with section 23.55.022.F is proposed.

No additional impacts due to glare or building lighting are anticipated beyond that which may already be in existence on the site.

### **DECISION - ADMINISTRATIVE CONDITIONAL USE**

The request to change the use of the existing General Retail Sales and Service use to Customer Service Office use is **GRANTED.**

### **CONDITIONS - ADMINISTRATIVE CONDITIONAL USE PERMIT**

None required.

Signature: \_\_\_\_\_ (signature on file) Date: December 25, 2006

Mark Taylor, Land Use Planner  
Department of Planning and Development

MJT :bg